WARRANTY DEED

Mandy Alsup
State of Tennessee Notary Public
Wilson Co.

RETURN TO
Stewart Title Company
13026 Lebanon Rd., Suite 100
Mt. Juliet, TN 37122
File # D1208-13583

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF JULY, 2013.

Notary Public

MY COMMISSION EXPIRES: 4-20-2015

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
The Twin Team, LLC	The Twin Team, LLC	10303010200
(NAME)	(NAME)	
5001 Dakota Avenue	2685 North Mt Juliet Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Mt Juliet TN 37122	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Christine Renee Patterson and Carolyn Jean Campbell and Jason Robert Lester and Nathan Edward Lester, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO The Twin Team, LLC, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the northeast part of Block 18, on the Realty Savings Bank & Trust Company's revised plan of West Extension of the Charlotte Park Company's First Addition, as of record in Book 421, page 18, Register's Office for said County, described as follows:

Beginning at the southwest corner of Dakota Avenue, formerly 4th Avenue, and 50th Avenue, North, formerly 9th Street; thence with the southerly margin of Dakota Avenue westwardly one hundred and ten (110) feet; thence southwardly one hundred and fifty (150) feet to the northerly margin of an alley; thence with said alley eastwardly one hundred and ten (110) feet to the westerly margin of 50th Avenue, North, thence with said avenue northwardly one hundred and fifty (150) feet to the beginning.

Being the same property conveyed to Leonard R Grimes and wife Irene C Grimes by deed from Home Owners Loan Corporation of record in Book 1084, Page 12. Leonard R Grimes predeceased Irene C Grimes, Irene C Grimes died testate and property was devised to Martha Ann Grimes Lester by Will recorded in Will Book 182, page 203, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division. Martha Ann Grimes Lester, died intestate, and Affidavit of Heirship recorded in Instrument No. 20130530-0054623, and executed pursuant to Probate Petition in Davidson County Probate Court # 13P-968, confirms vesting of title in Carolyn Jean Campbell, Christine Renee Patterson, Jason Robert Lester and Nathan Edward Lester, as equal tenants-in-common..

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 5001 Dakota Avenue, Nashville, TN 37209

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20130056730 DEEDWARR
Recvd: 07/03/13 11:17 2 pgs
Fees:13.00 Taxes:1406.00
20130703-0068869

Witness our hands this 1st day of July, 2013.

Jason Robert Lester

Christine Renee Patterson

Nathan Edward Lester

Carolyn Jean Campbell

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Carolyn Jean Campbell, Christine Renee Patterson, Jason Robert Lester and Nathan Edward Lester, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 1st day of July, 2013.

Commission expires:

Notary Public

